

**VILLAGE OF BEMUS POINT  
PLANNING BOARD**

March 2, 2021  
6:30 PM

**MEMBERS:**

Kim Walters **PRESENT**  
Laurie Beaton **PRESENT**  
Berni Auer **PRESENT**  
Jim Steber **PRESENT**

**OTHERS PRESENT:**

Keri Belevacic  
Andrew Johnson  
Bob Samuelson

**1) Special Use Permit & Business Permit**

Kim Walters, Chairwoman, opened the Planning Board meeting at 6:49pm to hear the request to:

Erect 6' fence at 50 Lakeside Drive – Bemus Bay Condominiums – Property ID#333.09-1-90.1  
Contractor – Warren Fence of Warren, PA  
375' x 410'D  
Set back 10' from edge of roadway  
60'L white vinyl identical to existing fencing on property  
1" - 2" airflow at ground level  
70' to edge of street  
All members in favor – motion granted  
This portion of meeting closed at 7:06pm  
Per Kim Walters & Laurie Beaton

**2) Special Use Permit**

Kim Walters, Chairwoman opened this portion of the meeting at 7:06pm to hear the request to:

Establish Bemus Bay Water Toys, LLC  
At: 64 Lakeside Drive, Bemus Point, NY  
Property ID #333.09-2-70&75

Bemus Bay Water Toys is proposing to open a new business at above location including new watercraft rental facility & shop with gasoline sales, boat pump-outs, boat sales, guided fishing tours, and to change look of existing building on property, approved for retail use.  
Board approved all aspects of the special use permit.

**3) Business Use Permit**

To request at the same address as above, district B-1 signs in accordance with (Section 614), gift & novelty shop, commercial recreation (water-oriented) boathouse/dock/pier-public boat livery, marina, on above mentioned lot.  
25 parking spots on existing parking area and also includes spots on lakefront  
Operation hours Sunday-Saturday 7:30am – 7pm. Possible extended hours on holidays.  
Seasonal business – April – September  
Lighting – building pole light along with light at dock area

3 signs – 1, 1’x5’ on building  
2, 4’x8’ on lake side & parking lot area  
Green space includes area between parking lot & sidewalk  
Minimum of 5’ green strip on building side

Approval of business use with concerns from Bernie Auer on size of the 4’x8’ signs  
Board approved all aspects of the business use permit.

Closed the business use permit section of meeting at 8:52pm

### **New Business**

Kim Walters opened this portion of meeting at 8:52pm to hear the requests to:

Chairwoman Kim Walters requested copies of previous minutes and going forward having minutes emailed to each board member within 2 weeks of scheduled meetings.

Request to change meeting day – Monday, Wednesday or Thursday was suggested.

Jim Steber is still a current member of the board, Bryce Steffen resigned in 2020.

Looking to add to the board for a total of 5 members.

Request to merge zoning & planning boards together with 5 members.

Meeting adjourned at 9:07pm

Bernie Auer 1<sup>st</sup> motion

Laurie Beaton 2<sup>nd</sup> motion

All in favor!

Respectfully Submitted,  
Brenda Knipe  
Deputy Clerk/Treasurer